



**52 Heritage Point  
Cochrane, Alberta**

**MLS # A2322060**



**\$498,645**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,508 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Briar by Bedrock Homes in the sought-after West Hawk community! This stunning 3-bed, 2.5-bath duplex offers 1,445 sq ft of thoughtfully designed living space. The **OVERSIZED SINGLE-CAR GARAGE** (15'8" x 22") provides secure parking. Enjoy breathtaking **MOUNTAIN VIEWS** from the west-facing main floor and upper level. The quiet cul-de-sac location means low traffic and added privacy. Inside, the open-concept main floor features 9' ceilings, oversized windows, soft-close cabinetry, and a walk-through mudroom connecting directly to the pantry. A **STUNNING 50" ELECTRIC FIREPLACE** with custom build-out anchors the living space. Second-floor laundry, a large primary walk-in closet, high 9' basement ceilings with bath rough-in, and a high-efficiency furnace, hot water tank & HRV system complete this incredible home. **PLENTY OF UPGRADES** including knockdown ceilings, smart thermostat, and keypad front door lock. **MOVE-IN READY GEM** with mountain views and modern living!